

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To:



20080603000224570 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/03/2008 01:57:39PM FILED/CERT

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ten dollars and Zero cents (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MILTA POWRZANOS and wife, JANET POWRZANOS, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JAMES E. MITCHELL, SR., (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN DEED RECORDED AS INSTRUMENT #20080520000206300, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of May, 2008.

(SEAL)

Milta Powrzanos
MILTA POWRZANOS

(SEAL)

(SEAL)

Janet Powrzanos
JANET POWRZANOS

(SEAL)

(SEAL)

Milta Powrzanos
By: MILTA POWRZANOS, Attorney in Fact

(SEAL)

as shown by Power of Attorney recorded in
Instrument # _____
in the Probate Office of Shelby County,
Alabama

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that MILTA POWRZANOS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of May, 2008.

My commission expires:

Ramie Hooper
Notary Public

MY COMMISSION EXPIRES JUNE 21, 2008



STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that MILTA POWRZANOS, whose name as Attorney in Fact for JANET POWRZANOS is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of May, 2008

My commission expires:

Raine Hoover
Notary Public

MY COMMISSION EXPIRES JUNE 21, 2008


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EXHIBIT A

Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East and run North along the West boundary of said Section 14, a distance of 668.00 feet to the P.O.B.; thence turn right 92 degrees 06 minutes 13 seconds and run easterly 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run 260.44 feet; thence turn left 88 degrees 40 minutes 30 seconds and run 5.85 feet; thence turn left 47 degrees 50 minutes 24 seconds and run 597.37 feet to a point on the westerly boundary of said Section 14; thence turn left 90 degrees 00 minutes and run South along said westerly boundary line 280.75 feet to the P.O.B.

ALSO,

A 25 ft access easement lying 12.5 feet on either side of a centerline herein described; Commence at the SW corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence turn North along the West line of said Section a distance of 668.0 feet; thence turn right 92 degrees 06 minutes 13 seconds and run easterly a distance of 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run northwesterly a distance of 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run northeasterly a distance of 247.94 feet to a point on the centerline of said access easement; thence turn right 91 degrees 19 minutes 30 seconds and run southeasterly a distance of 600 feet, more or less, to the northwesterly right of way line of Shelby County Highway #45 and the ending of said easement.

LESS AND EXCEPT lands described in deed recorded in Inst. No. 2000-1290 in Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.



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